

PLANNING AND ZONING COMMISSION ACTION MINUTES

November 5, 2015

AUDITORIUM
7:00 P.M

Approval of minutes: 10/15/15 - Approved

I PUBLIC HEARING

1. **79 Newtown Turnpike:** *(The following application will be opened and continued to 11/19/15. No testimony will be taken at this hearing)* Appl. #15-039 by Barr Associates, LLC for property owned by Chabad Lubavitch of Westport for a Special Permit and Site Plan approval for additions and site work for a place of worship with religious education classrooms, for property located in a Residence AA zone, PID #A14006000.

Action: Hearing was opened and continued to 12/3/15. No testimony was taken

2. **Amendment #702:** *(The following application will be opened and continued to 11/19/15. No testimony will be taken at this hearing)* Appl. #15-048 by Frederick William Hoag Architect for an amendment to the zoning map to rezone property located at 1076 Post Road East from HSD (Highway Service District) and Residence A zone to HSD.

Action: Hearing was opened and continued to 12/3/15. No testimony was taken

3. **41 Crescent Road:** *(The following application is continued from 10/15/15. Testimony was taken)* Appl. #15-029 by Michael J. Bartos, Jr., PE/LANDTECH, for property owned by Mary Ann Quick, Roger Quick, Edward Bella and Stephen Mygodney for a re-subdivision approval to create four (4) building lots and a new private road, with waivers from the Subdivision Regulations requested, for property located in a Residential A zone, PID #E09139000.

Action: Withdrawn by applicant

4. **Amendment #701:** Appl. #15-047 by Wendy Van Wie for a text amendment to the zoning regulations to modify §32-18.1, §32-18.3 (d), §32-18.4, and §32-18.5 (Historic Residential Structures) to add lot area and shape as additional incentives for historic structure preservation.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing

Action: Hearing opened to 12/10/15. Testimony was taken

5. **9 Woodland Drive:** Appl. #15-049 by Yang Wang for property owned by Jian Pan and Xiuying Tian for approval for a Special Permit and Site Plan for Excavation and Fill for property located in a Residence AA zone, PID #D08125000.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing

Action: Granted

Vote: 7 - 0

6. **Amendment #704:** Appl. #15-051 by the Westport Planning and Zoning Commission for a text amendment to the zoning regulations to add §5-2 (Definitions) Arboretum and to modify §40 (Dedicated Open Space & Recreation District) DOSRD, to allow limited growth and expansion of existing uses and structures, modify the existing uses allowed in the DOSRD zone, allow additional building height to permit existing structures to be expanded and to more clearly define “municipal” use.

Action: Hearing was opened and continued to 12/10/15. No testimony was taken

II WORK SESSION

(The following items will be discussed and voted on as time permits. The public may observe the work session but not participate).

New Business

Old Business

- a) **Amendment #697,** Appl. #15-036 by 38 Main LP, c/o John F. Fallon, Esq. for a text amendment to the zoning regulations to modify §29-13 (First Floor Defined), to expand the list of existing streets in the Business Center District (BCD) from which a First Floor may enter to include Elm Street, to allow retail use above the first floor, under specific circumstances.

Seated: Chip Stephens, Jack Whittle, Catherine Walsh, Al Gratrix, Alan Hodge, Andra Vebell, David Lessing

Action: Denied

Vote: 7 - 0

Other Items

- a) **38 Woodside Avenue, Planning and Zoning Resolution #12-047,** request for release of bond – **Bond released**
- b) **Sub Committee Reports**